BOOK 6051 PAGE 397

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 83

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otho L. Armstrong, et ux. (NAME)	The N.Y. Guardian Mortgagee Corp. (NAME)	83-9
1420 Calvin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 189 (STREET ADDRESS)	274
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Hemstead, N.J. 11551 (CITY) (STATE) (ZIP)	23W-9250

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Alan Rose and Dianne D. Tripp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otho L. Armstrong & wife, Terri L. Armstrong

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 11 on the Map of Webb and Johnson's Subdivision of record in Book 57, page 131 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Alan Rose and Dianne D. Tripp by deed from Mary Ellen T. Sensing, of record in Book 5782, page 836, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1420 Calvin Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of April, 19 83

DAVID ALAN ROSE: David Alan Rose

DIANNE D. TRIPP: Dianne D. Tripp
by David Alan Rose, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 6051 PAGE 398

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Ross and Dianne Tripp

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 83

Commission expires 1-18-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David Alan Rose and
Dianne D. Tripp

TO
Otho Armstrong, et ux.

H 45968

IDENTIF. REFERENCE

MAY 4 4 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180
Phone: (615) 244-8100

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6051 PAGE 399

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CO	
			111.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	118.30-
5202	A05/04/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45968

IDENTIF. REFERENCE

MAY 4 4 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946770